

Information sheet: Future 'intensification'- Land and housing (advanced readers)

Sourced from the SmartGrowth Strategy and Implementation Plan May 2007.

Provision for a Range of Housing Types

An assumption is made that providing a range of choices for types and locations of residential development will meet the diverse and changing needs of the community. This will also enable the market to operate without undue constraint, such as development of land supply monopolies.

- Residential development is categorised into four broad types:
- Greenfield residential development
- Intensification areas
- General intensification
- Papakainga

The sub-region is expected to accommodate 71 percent of future growth in greenfields developments and 29 percent through intensification. The Regional Policy Statement (policy 17A.3.1(b)(v)) states that 80 percent of new sections in a greenfields development must be completed before development of any new growth areas can take place. This ensures the efficient utilisation of infrastructure and allows for the coordinated timing and sequencing of development. The detail of the staging will be dealt with in the District Plan.

Residential development types in the western Bay of Plenty sub-region are illustrated in figure1 (from the SmartGrowth Strategy and Implementation Plan May 2007).

Greenfield Residential Development

Greenfield development continues to play a major role in accommodating residential growth, expected to cater to around 71 percent of new development to 2051. However, more efficient outcomes are sought through increasing development density from 10 dwellings per hectare to an average minimum of 15 dwellings per hectare.

Major Development Areas

There are a number of areas throughout the sub-region targeted for major development. Their planned roles are outlined in the following sections.

Waihī Beach

Waihī Beach continues to function predominantly as a beach holiday community serving Auckland, Waikato and Bay of Plenty regions, with steady growth that results in a more than a doubling of size by 2051. Waihī Beach has high rates of second and holiday homes that require careful monitoring.

Katikati

Katikati Township retains its role as a rural service centre and increasingly becomes an alternative to high-density city-based lifestyles. It more than doubles its size by 2051, with increased density providing additional capacity.

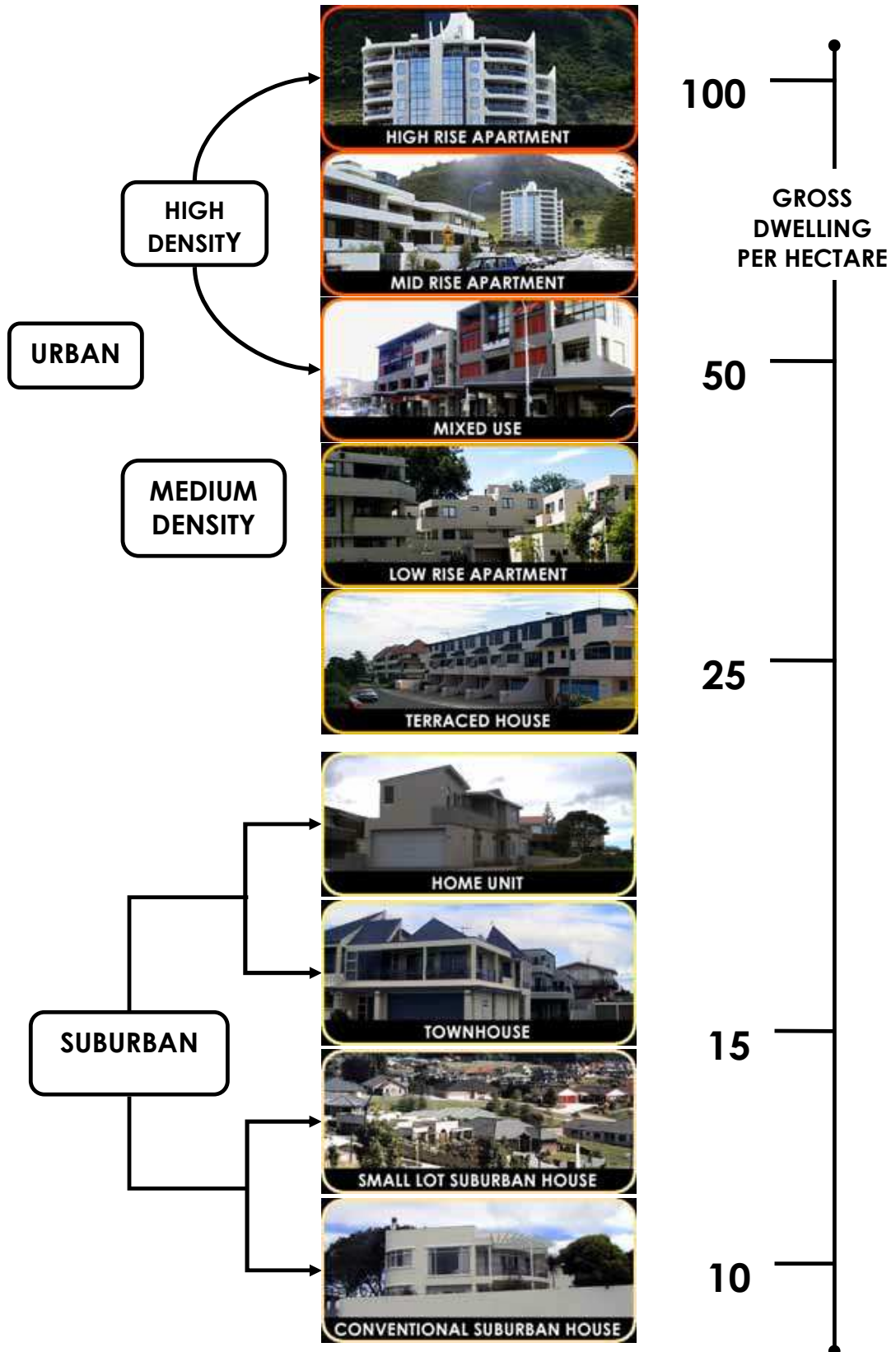
Ōmokoroa

Ōmokoroa begins to develop after 2006. The first stage of development proceeds in line with the approved structure plans. Recent plan changes have provided additional residential zoning up to the railway line at conventional suburban densities. The plan changes recognise the role of Ōmokoroa as a significant future growth area. Urbanisation beyond the first stage takes greater account of the need for higher intensity development, and the provision of employment land to promote "live, work, and play".

Bethlehem

Bethlehem continues to develop in line with existing zoned areas and structure planning. It reaches capacity by 2036.

Figure 1: Residential development types in the western Bay of Plenty sub-region



Pyes Pā

Additional land is developed at Pyes Pā after 2006. The new area adds additional capacity of 3,039 households (6,820 people). This is expected to reach capacity by 2026. Further land is released in Pyes Pā south from 2021, providing additional capacity of 1,280 households (2,778 people). It is anticipated that this area will reach capacity by 2046. No further extensions within the planning period are intended.

Welcome Bay and Ohauti

Additional land is provided for residential development at Welcome Bay from 2016 and Ohauti after 2031, recognising the contribution made by the earlier development at Pyes Pā. Transport constraints at Welcome Bay are resolved prior to any additional development potential being provided.

Pāpāmoa

The current Pāpāmoa Urban Growth Area is full by 2021. There is on-going redevelopment at higher densities of increasingly sought after beachfront properties.

The first part of Pāpāmoa East (Wairakei) begins development from 2007 and the second part (Te Tumu) after 2021. Prior to the development of Te Tumu, outstanding issues relating to land ownership and heritage and ecological values need to be resolved. There is no intention to bring the timing of Te Tumu forward from 2021. A large area of multiple-owned Māori land is located at the gateway to this area. A beneficial outcome for the owners, including retention of ownership, is essential to progressing this development.

Te Puke

Te Puke continues to grow steadily at current levels, limited in extent to protect highly versatile and productive horticultural land. Nevertheless, population increases in size by 60 percent by 2051.

Intensification Areas

Intensification areas (sometimes called 'Urban Villages') are selected centres where intensive housing is developed. This form of development is expected to accommodate around 21 percent of new development to 2051.

SmartGrowth has taken advantage of significant research undertaken for Tauranga City Council over the past few years on this issue. Specific intensification areas are developed locations in close proximity to public transport, shops and open space.

A node-based approach is the most sustainable long-term option, compared to alternatives of the status quo and market-led approaches.

The density of this type of development is at least one unit per 325m², but typically around one unit per 100-250 m². Examples are terrace or row housing or low-rise apartments.

Development tends to be clustered within a 10 minute walk (up to 800m) from a centre. The centre is usually based on commercial and community activities.

By including this form of development in the SmartGrowth Strategy, it is further assumed that:

The development of nodes are comprehensively planned to ensure high amenity outcomes are achieved through urban design.

- Regulation, service provision, and funding methods give sufficient certainty for investment (District Plan provisions that enable development to take place within clear parameters, structure plans that provide clear standards and enable coordinated design and development and preset development charges).
- Design guidelines are provided to ensure good functional outcomes are achieved on the ground.
- An increased level of monitoring and control to ensure local amenities are protected.

Intensification areas are identified for the development of these nodes. These management areas and the specific nodes within them are:

- Tauranga Central Isthmus: Tauranga Central area, 11th Avenue, Gate Pa, Greerton, and Pyes Pā (5,960 households).
- Mount Maunganui: The existing residential area from the Residential H (higher density zone) eastwards to Bayfair including higher density nodes around Central Parade, Downtown Mount and Bayfair Shopping Centre (4,700 households).

Other sites offering smaller scale potential over the long term are:

- Matua, Cherrywood, Bureta, Brookfield, Ōmokoroa (Stage 2), Domain Road and Parton Road (Pāpāmoa) and Waihī Beach.

Intensification areas provide a comprehensive approach, recognising that nodes cannot be treated in isolation from the wider area. There will be cumulative effects from intensification on transport, wastewater systems and other supporting infrastructure. Provision of open space and recreation facilities needs to be considered at a scale that reflects use patterns that extend well beyond the confines of a defined node.

General Intensification

This form of development is relatively limited, expected to accommodate around 8 percent of new development to 2051. Additional households accommodated through general intensification to 2051 are:

- Tauranga South: 980.
- Tauranga West: 1000.
- Tauranga Central: 550.
- Mount Maunganui: 1150.

This is part of a move away from intensification through infill “across the board” toward intensification at specific nodes.

Policy changes to manage general intensification in existing areas is the third project in the overall intensification planning work. This will look at new design controls for medium density development and to maintain environmental quality and offset population pressure.

Comprehensive development can be carried at higher densities on larger sites where there is capacity to mitigate adverse effects within the site development.

Papakainga

Tangata whenua has identified 12 areas for papakainga. The areas represent the general location of multiple-owned Māori land in the sub-region and the future potential of tangata whenua to meet their own housing needs. (Workshops during the SmartGrowth project highlighted the difficulties people had experienced in using Māori land for housing.)

Development on multiple-owned Māori lands will require adequate infrastructure planning for services and amenities, appropriate funding time-frames and suitable planning tools.

Areas Not Designated for Residential Development:

Several areas have been suggested as potential sites for significant future urban residential development but have not been included for the reasons noted. These are:

- Matapihi: Outside current settlement pattern, culturally significant area, potential harbour impact issues, not favoured in consultation with tangata whenua. It should be noted that Māori land in Matapihi may be developed for the use by its owners (refer tangata whenua section). However no urban residential development is provided for.
- Maketū: Physical limitations to development coupled with a sensitive environment and cultural significance. Redevelopment expected within current footprint.
- Pukehina: Physical limitations and sensitive coastal environment. Redevelopment expected within current footprint.

- Matakana Island: culturally significant area, potential harbour impact issues, outside current settlement pattern, and uncertainties regarding access and servicing. Small-scale development takes place relating to Marae, or possibly small-scale resort type development.
- Tanners Point, Ongere Point and Kauri Point: Development only provided for within current foot-print.
- Rangataua Bay: Culturally significant area, potential harbour impact issues, not favoured in consultation with Tangata Whenua.
- Te Puna: Although logical from an infrastructure and services perspective as a consolidation of development between Ōmokoroa and Tauranga, the area is not required during the planning period. The area has highly versatile land in productive use. There is also cultural significance in some areas, particularly alongside the harbour. The area remains largely rural, with some limited intensification within the footprint of existing small settlements, particularly in preferred coastal locations.
- Paengaroa: Not required within the planning period. An area of high productive value for horticulture. Not favoured in consultation by communities in this area. Too remote from services and not likely to have the critical size required to support good services for many years.

Rural

Rural areas are managed to provide for continuing rural production, resulting in a gradual reduction in the supply of new sites for rural living. Around 3 percent of new residential development is expected to be accommodated in rural areas to 2051.

Highly Versatile Land

Land which has been identified as highly versatile for food and fibre production has been avoided where practicable. The choice of a compact urban form is driven partly by a community outcome that land with high versatility for production should be retained. Discussion with the community has reconfirmed the societal value of protecting land of high versatility.

However, the policy of building on existing settlements means that some loss of land of this type will inevitably occur.

Land for business and employment

Land requirements for business and employment have been approximated by extrapolating the current ratio of land zoned for business to population out over the planning period. The calculation excludes land zoned for port purposes. This gives an additional land requirement to 2051 of 1000ha.

The potential weaknesses of this approach are that:

- No account is taken of possible changes in land requirements for business (additional land needed to create a business park environment or changes in business type). On this basis it may be an under estimate.
- No account is taken of trends for business to be carried out in residential and rural zones. On this basis it may overestimate.

Further research could refine this estimate. However, the amount is considered reasonable and on-going monitoring and adjustments to the timing of land being made available can address demand. A more significant issue is to ensure that careful planning goes into locations in relation to suitability, housing placement and major access routes. Locations seek to distribute business land to provide for reasonable proximity to major transport routes and residential areas. However, larger areas for employment are provided in the east of the sub-region due to the greater availability of suitable flat land and improved access provided by the Eastern Link.

New Business Land

New business land is progressively developed at each of the identified growth areas to provide local support services and opportunities for employment to promote the “live, work, play” outcome.

Sub-regional employment centres primarily for non-retail uses are developed at:

- Katikati from 2006.
- Ōmokoroa from 2008.
- Tauriko from 2006.
- Pyes Pā from 2006.
- Pāpāmoa East (Wairakei) from 2007.
- Pāpāmoa East (Te Tumu) from 2021.
- Te Puke from 2006.
- Rangiuuru from 2006.

Provision is matched to the growth in population to ensure that business land market can function without shortage-driven inflation.

Commercial retail centres will occur in association with new development areas. Likely locations for significant new investment in centres are:

- Ōmokoroa.
- Pyes Pā.
- Pāpāmoa.

It assumes the current ratio reflects a healthy situation; whereas, the present situation is one of significant business land shortage. On this basis it may underestimate.

While car-based, large format retail is likely to be a strong influence. Integration of this type of development with surrounding communities is sought.

Employment is promoted in association with the residential intensification areas. In the Central Tauranga area, this is achieved by mixed use, redevelopment of existing sites to more intensive activities, multi-floor offices and some extensions of business zonings along major road corridors. Competition for land is intense. Employment associated with Papakainga-based economic development also plays a role in providing future capacity.

Severely Constrained Land

Research has identified land that is classified as “severely constrained” and therefore generally unsuitable for urban development. This includes land that is flood prone, steep, unstable or subject to erosion. Development has generally been avoided in areas identified as “severely constrained”. Some existing urban development is already located in constrained areas.

Question / Pātai:

1. What are some of the advantages and disadvantages of high rise housing?
Consider from each of the following perspectives:
 - As a planner trying to accommodate more people in the future.
 - As a resident living in one.
 - As a resident living next to one.
2. What is an urban village?
3. What are some of the reasons for setting aside land where no future development will occur?
4. What is ‘highly versatile land’? As a planner what are some of the factors you would consider when deciding whether to use this land for residential housing?
5. What is severely constrained land? What are some of the implications of building on this land?

